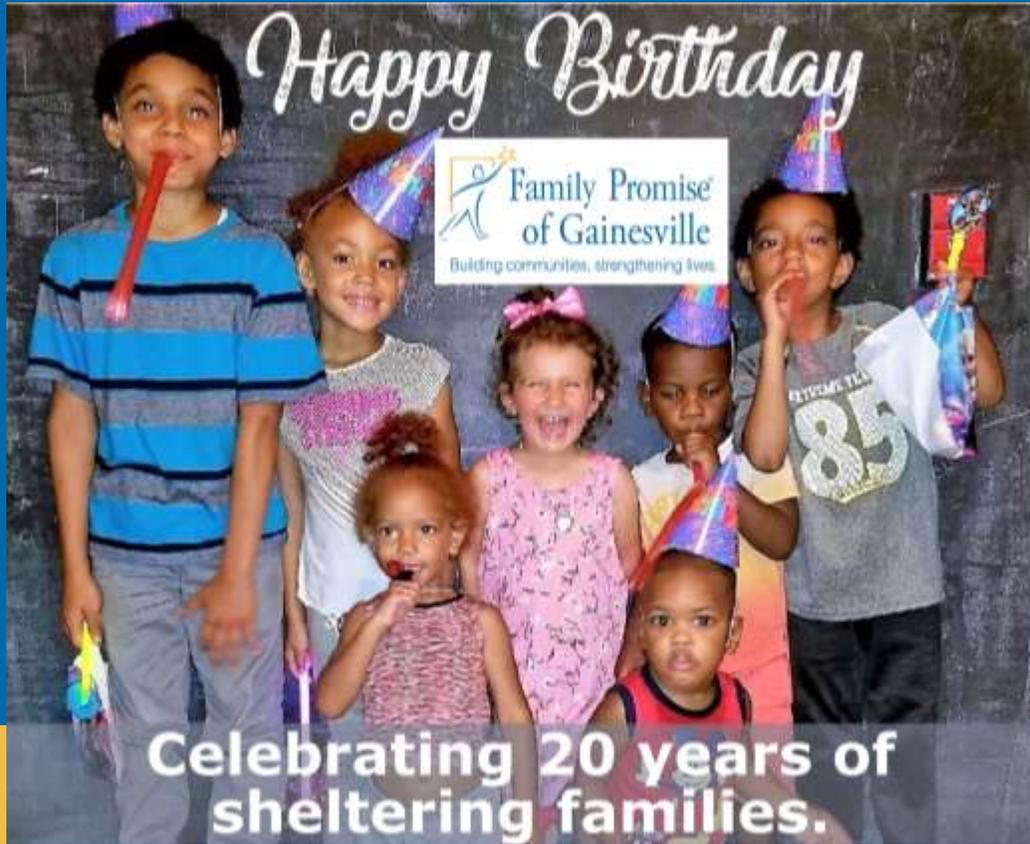


# Family Promise of Gainesville Annual Report 2018



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# OVERVIEW

*Eliminating Homelessness—One Family at a Time*

**Family Promise provides shelter and services to homeless children and their families in Alachua County.**

## Congregations & Civic Groups

Our shelter is a network of local faith communities and civic groups. The congregation's educational rooms become bedrooms for each family during the week.

## Volunteers

Each night, guests return from work and school to shelter in the host congregation for that week. Volunteers are coordinated by host congregations to provide meals, toiletries and offer support for the families in shelter from 5 pm to 8am at the host location. Volunteers are the lifeblood of the Family Promise program and the reason it is the most cost effective shelter in Gainesville.

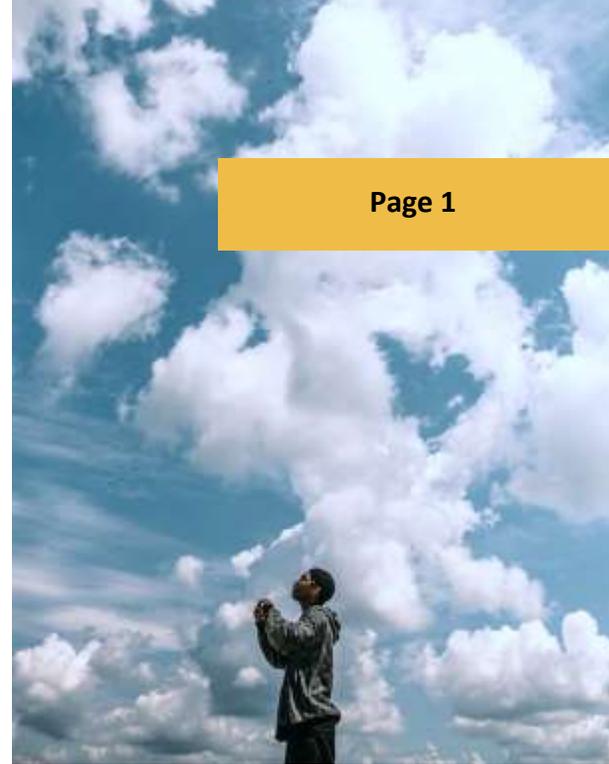
## Day Center

At the Day Center guests can use computers to look for work, do laundry, take showers and have a place to rest if they work evening shifts. The Case Manager meets with parents to determine how they are doing with finding employment, applying for housing, and other needs. The Case Manager also links families with other service providers. As lack of transportation is often a barrier for homeless clients we serve, FP provides a van to transport families in the morning and afternoon and bus passes to use during the day. Families in FP receive case management services and deep support that is not often possible with other shelters in Alachua County, Florida.

## History of Family Promise of Gainesville

Family Promise has been operating this intensive case management shelter with high success rates since 1998. We have 11 host congregations and over 25 support organizations that work to better the lives of homeless families. We have helped 1,744 people out of homelessness since we began serving the Alachua County community.

We are a 501(c)3 non-profit in good standing with the state of Florida. We are one of over 200 local affiliates that work with the [National Family Promise model](#). **Family Promise's national organization** is built on the principle that the resources to address family homelessness already exist in the community. The challenge is bringing the resources together to solve family homelessness—one family at a time. The Family Promise “rotating shelter” provides proven results that are highly cost effective.



Family Promise of Gainesville	
2018 Year End Totals	
30,000+	pounds of furniture donated to program graduates
14,270	volunteer hours
13,407	meals
4,837	shelter nights
52	graduate families
205	people served
94%	success rate <small>(success = left the program with stable housing and/or increased income)</small>
3	new transitional units with the Women's Giving Circle Impact Grant
2	new permanent, affordable housing units owned by Family Promise.



🌟 **435** people helped since we re-opened in June 2015.

🌟 The total number of people served grew by 68% from 2017 to 2018. **Total growth** in the last three years is over 300%!

🌟 The average stay in shelter for all clients was 46.8 days (a slight increase from 2017). We found that families who can go to Rapid Re-housing quickly do so, and other families who have obstacles to using Rapid Re-housing assistance have to stay longer.

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## 2018 Program overview:

### Shelter

Our rotational shelter continues to be the center of our volunteer efforts. However, in 2018 it represented only about 30% of our total activities. We are still in need of two more host sites, and we are so thankful for the 11 sites and 25+ support groups and congregations that support our interfaith hospitality network.

### Rapid Rehousing Program

**Rapid re-housing** is an intervention designed to help individuals and families quickly exit homelessness and return to permanent housing. Providing first month's rent and deposits was one way we used this program to serve the most families we have ever served in a single year.

### Partners in Housing

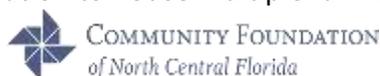
***This opportunity can take a family out of homelessness into homeownership in as little as two years.***

Family Promise's Partners in Housing program is a new program purchasing and restoring manufactured and traditionally-built homes to use as permanent affordable housing solutions for our program graduates. At the end of 2018, we had two units available for families. *See more about the home renovations on subsequent pages of this report.*



### Women's Giving Circle – Impact Grant recipients 2018

Family Promise was awarded \$50,000 from the Women's Giving Circle of the Community Foundation of North Florida to help over 30 families move from homelessness to stable permanent housing through the FAMILY BRIDGE program. This is a two-phase program: **Phase 1:** Create and implement a *financial literacy program* for families within the regular Family Promise shelter program. **Phase II:** Family Promise uses the grant to rent units through an innovative partnership with Collier Companies that provides a path toward permanent housing. Families live in a Collier Company rental unit as part of the FAMILY BRIDGE program both to receive case management, and to demonstrate they are good tenants and can be good candidates to sign market rate annual leases with Collier Companies at the end of six-month FAMILY BRIDGE program. This unique program leverages the existing Women's Giving Circle donation to house multiple families over several years.



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## Case Management and Life-Skills

### 100cameras Snap Shot Project

#### *Summer photography and positive communication for kids.*

- ☀ Led by our new intake specialist, Caroline Parker, this year we took our original photovoice project, and added the curriculum from 100cameras and had two new professional photographers join our children for the summer.
- ☀ The project culminated with an exhibit of the children’s work at the Harn Museum of Art in November 2018.
- ☀ The photos are featured on our partner’s blog, [Fracture](#) photos on glass.



Family Promise’s case manager, Shari Jones, teaching life-skills classes.

### Keys to Good Tenancy

Our Keys to Good Tenancy program, co-created by the National Association of Realtors and Family Promise nationally, teaches families in our shelter and self-sufficiency programs to understand their rights and responsibilities as renters, and reduces the chances of eviction.

Knowledge of tenant’s rights and responsibilities, as well as budgeting are listed as the Department of Housing and Urban Development’s key priorities for housing stabilization and are likely to be needed for all clients. This program can give our guests the skills to find rental units—a kind of financial literacy that is often overlooked. And with the support of FP’s housing stabilization services through our Rapid Re-housing program, these families have a higher probability of success.

### After Care and Furniture Supports

Each family who graduates from our program receives six months of aftercare which includes home visits, and continued connection to area resources.

Step up baskets containing cleaning supplies are provided by our congregations for every family who graduates from any program. Over 30,000 pounds of furniture and household items per year are also donated to help families start their new homes with a solid foundation.



Caroline Parker and volunteers move 10,000 pounds of furniture donated by the Delta Gamma Sorority in May 2018.

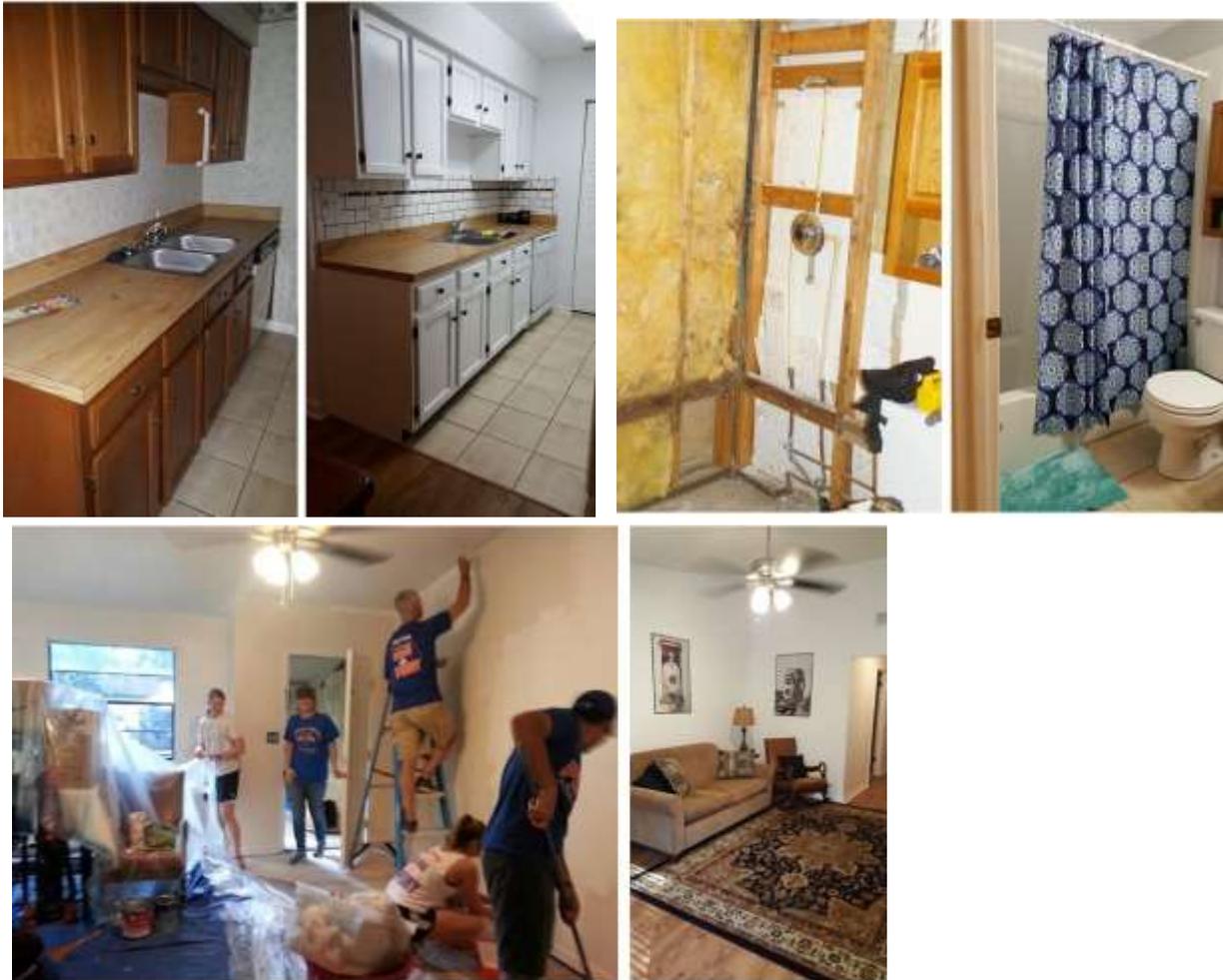
## Partners in Housing – in detail

Thanks to contributions from Family Promise National, Dr. Patricia Abbitt, and Trinity United Methodist Church, Family Promise of Gainesville purchased and renovated two permanent affordable housing units for our graduates. With average rents between \$550 and \$650, our units are approximately 30 percent less per month than comparable units in our community.

### Benefits:

- Families with poor credit or evictions who have graduated from the 90-day shelter program at Family Promise can rebuild their credit, obtain budgeting and life-skills necessary to safely maintain a home, and set long range plans for home ownership.
- The program requires no deposit from the clients, so families can move into a fully furnished home faster.

### Before and after photos of Partners in Housing Unit #2



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## Bed Race 2018

The United Church of Gainesville “Dads in Plaid” won the 2018 event (pictured left). Gainesville High School Mathletes won the youth division (pictured right).



We had more teams than ever, and we are now looking for sponsors for the **May 4, 2019 Bed Race**. To inquire about sponsorship, please contact [gnvfamilypromise@gmail.com](mailto:gnvfamilypromise@gmail.com).

## Every Child Deserves a Home – September 2018

This year Coach Cameron Newbauer of the Gator Women’s Basketball Team and his lovely wife Sarah joined the Family Promise “family.” Coach was a guest judge at the bed race, and Sarah Newbauer was the keynote speaker at our fall luncheon where she urged guests to, “Just Serve Already,” and volunteer with Family Promise. At the luncheon, AAMCO Automotive gave a used car to a family in need.



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## Here is one family's journey...

In April of 2018 we lost our home. We left Gainesville and went to Ocala, where we thought we had friends that would help us. Both of our vehicles broke down soon after. Life as we knew it had been completely shattered.

In Ocala, we didn't have as much support as I'd hoped for. Actually it was just the opposite. People we considered family, Friends that we have shared since childhood, treated us worse than enemies would. We didn't have much to offer at this point in our life and they made us feel very worthless and unwanted. We had to stay at three or four different houses during our stay down there. They made it very known that we were nothing but a burden to them and that they wanted us gone as soon as possible. We couldn't find anywhere to stay long enough to put our child in school. We had no transportation so we could get on our feet and get jobs. **This was definitely the darkest time of our lives.**

In October of 2018 we had finally come to our wits end. We were living at a hotel that my mother's friend was paying for, but he could no longer afford it. We had tapped out every resource known to man and we were hours away from having to take our five-year-old child and live in a tent. This is when we decided to give Gainesville another try. We had tried to get help before we lost everything back in April and every resource was a dead end. We didn't have much faith in this plan, but we also had nothing else to lose, except for our child, and this COULD NOT happen... so we were open to any and every idea at this point.

It was on this day that we were given a tiny little sticky note with the name of FAMILY PROMISE by a nice gentleman at St. Francis House. I went to the parking lot and dialed the number that was on the paper and a lady named Shari answered my call.

We can't describe in words how thankful we truly are for this organization. We were able to move in and get started immediately at repairing our lives. We were able to get our child into school within 2 days after we arrived. My fiancé was able to start his job within 2 weeks of being there. Mrs. Jayne and Mrs. Shari were even able to find shelter for our dogs because they are a part of our family and without them we would have been lost. Mrs. Jayne gave a good word for me at Grace Marketplace and I was hired immediately out of my interview, also only two weeks of being there. My mother was also able to find employment within the first few weeks as well. We were able to get our daughter into an amazing after school program with their assistance. **Someone even donated us a vehicle. I could go on and on for hours about the amazing things Family Promise did for us.**

The people from the churches are heaven sent. **Everyone that is involved in Family Promise needs to know how very important they were in our lives and how very thankful we are for them.**

**Life as a family without a home and nowhere to turn for help is something I never want to experience again.** Thank God for Family Promise coming into our lives, and thank God we didn't have to be alone any longer than we were.

We have all successfully kept and maintained our jobs. We have all moved into our own homes during the last month. We are happy. We are healthy. **We are HOME again.** Our child is so ecstatic about our new house. She's doing wonderfully in school. Although we experienced lots of heartache and sadness throughout all of this, **we wouldn't change this experience for anything in this world.**

This is not only our story, but it's our story of success. THANK YOU SO MUCH FAMILY PROMISE AND EVERY SINGLE VOLUNTEER INVOLVED.

You are all Angels.

Love,

*Matthew, Rachael,  
Aubree and Bethel*

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# Volunteers

This year Family Promise of Gainesville had over 600 volunteers provide over 14,270 hours of service.

Family Promise would not exist without volunteers, and every night of the year, our families are cared for by volunteers. This volunteer network means that for every \$1 of direct donations, over \$4.65 is generated through in-kind contributions and grants leveraged.



MLK day of service with UF

Because volunteers donate their time, host sites and supplies, we are the most cost-effective shelter in Alachua County. The Partners in Housing renovations, day center painting, and yard cleanups were all provided by support groups who are critical to our program.

We welcomed several new volunteers, congregations and partnerships:

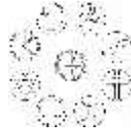
- 100cameras**—provided curriculum for youth programs
- All Bottoms Covered** – Diaper Bank partners
- All Paws Pet Kennel** – housed our guests dogs during their time in shelter
- Canes for Gainesville** at Gainesville High School – hosted supply drives
- Cloud 9 Salon**—held fundraisers and donated supplies
- Faith Presbyterian Church**—held supply drive and volunteered
- Fracture Photos on Glass**—donated glass prints for our Harn exhibit
- Mach Charitable Trust**—supported our day center operations
- Gainesville High School Mathletes**--won the youth division bed race
- Harn Museum of Art**—hosted our children’s art photographs
- Heavener School of Business** class projects and internships (**JumpstART**)
- IT Department at the University of Florida**—held holiday supply drive
- Keith Perry for Senate**—participated in bed race and helped renovate our “Trinity” affordable housing unit
- Comprehensive Women’s Health**—held a holiday supply drive
- Repurpose Project**—partnered with donations
- Shift Church**—ran in bed race and started furniture collection days



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**2018 Host Congregations**

- Covenant Presbyterian
- First Presbyterian Church
- First United Methodist Church
- Gethsemane Lutheran
- Grace at Ft. Clarke United Methodist Church
- Queen of Peace Catholic Church
- Southwest United Methodist
- Trinity United Methodist
- Unitarian Universalist Fellowship
- United Church of Gainesville
- University Lutheran Church
- Westminster Presbyterian Church



**Existing Support Congregations**

- Abiding Faith Christian Church
- Bartley Temple UMC
- B'Nai Israel Congregation
- Celebration UMC
- Community Praize Center
- Covenant Church
- Faith Presbyterian Church
- First Baptist Church Gainesville
- Grace Presbyterian
- Greater Liberty Hill UMC
- Holy Faith Catholic Church
- Holy Trinity Episcopal Church
- Johnson Chapel
- Kanapaha Presbyterian
- Mount Pleasant UMC
- Mt. Nebo UMC
- Spring Hill MB
- Upper Room Church of God in Christ
- Ft. Clarke Missionary Baptist Church
- Jewish Council of North Central Florida
- Temple Shir Shalom
- Zion Lutheran Church



**We are currently seeking new congregations / groups to add to our hosting schedule one to four weeks annually.**

**Contact [gnvfamilypromise@gmail.com](mailto:gnvfamilypromise@gmail.com) for more information. This can be a full host church, or a church that just provides its facility while others volunteer, or a volunteer opportunity as little as four days yearly.**

**We will work to find a volunteer schedule that fits your group.**

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# Corporate Sponsorships

Thank you to all our corporate sponsors for the year, in both the Bed Race and in other efforts throughout the year. We encourage our partners and volunteers to support these local business partners.

## Queen sponsors



## Full Sponsors



## Twin sponsors



Individual Sponsors  
 • Ann Pierson  
 • Carol Turner

Lipford, LLC  
 John P. Arvin, CPA

## Additional corporate partners throughout the year:



2 College Brothers



AAMCO donated a car at fall luncheon



Molly Maid



United Way

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# Non-Profit 990 Tax Return

Tax returns do not include the over \$260,000 in annual in-kind donations that are provided in the form of furniture donations, meals for homeless families, volunteer hours, and building rental.

09/18/2018 12:33 PM

Form **990** **Return of Organization Exempt From Income Tax** OMB No. 1545-0047  
 Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations) **2017**  
 Department of the Treasury Internal Revenue Service **Open to Public Inspection**  
 Do not enter social security numbers on this form as it may be made public.  
 Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

**A** For the 2017 calendar year, or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_

**B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Final return/terminated  
 Amended return  
 Application pending

**C** Name of organization: **FAMILY PROMISE OF GAINESVILLE FLORIDA, INC.**  
 Doing business as: \_\_\_\_\_  
 Number and street (or P.O. box if mail is not delivered to street address): \_\_\_\_\_ Room/suite: \_\_\_\_\_  
 P.O. BOX 5189  
 City or town, state or province, country, and ZIP or foreign postal code: **GAINESVILLE FL 32627**

**D** Employer identification number: **██████████**

**E** Telephone number: **352-378-2030**

**F** Name and address of principal officer:  
**Stanley Beckerdite**  
**PO BOX 5189**  
**GAINESVILLE FL 32627**

**G** Gross receipts: **357,383**

**H(a)** Is this a group return for subordinates?  Yes  No  
**H(b)** Are all subordinates included?  Yes  No  
 If "No," attach a list. (see instructions)

**I** Tax-exempt status:  501(c)(3)  501(c) ( ) (insert no.)  4947(a)(1) or  527

**J** Website: **WWW.FAMILYPROMISEGVL.ORG** **H(e)** Group exemption number: \_\_\_\_\_

**K** Form of organization:  Corporation  Trust  Association  Other \_\_\_\_\_

**L** Year of formation: \_\_\_\_\_ **M** State of legal domicile: \_\_\_\_\_

**Part I Summary**

1 Briefly describe the organization's mission or most significant activities:  
**Provide food and shelter for the homeless.**

2 Check this box  if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a) **3 11**

4 Number of independent voting members of the governing body (Part VI, line 1b) **4 11**

5 Total number of individuals employed in calendar year 2017 (Part V, line 2a) **5 7**

6 Total number of volunteers (estimate if necessary) **6 0**

7a Total unrelated business revenue from Part VIII, column (C), line 12 **7a 0**

7b Net unrelated business taxable income from Form 990-T, line 34 **7b 0**

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	251,551	357,383
9 Program service revenue (Part VIII, line 2g)	0	0
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	128	0
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0	0
12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	251,679	357,383
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0	0
14 Benefits paid to or for members (Part IX, column (A), line 4)	0	0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	104,936	142,305
16a Professional fundraising fees (Part IX, column (A), line 11e)	4,450	6,573
b Total fundraising expenses (Part IX, column (D), line 25) ▶	16,399	
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	128,415	163,835
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	237,801	312,713
19 Revenue less expenses. Subtract line 18 from line 12	13,878	44,670
<b>Beginning of Current Year</b>		
20 Total assets (Part X, line 18)	123,988	160,472
<b>End of Year</b>		
21 Total liabilities (Part X, line 28)	26,630	18,444
22 Net assets or fund balances. Subtract line 21 from line 20	97,358	142,028

**Part II Signature Block**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

**Sign Here** Signature of officer: **Jayne Moraski** Executive Director  
 Date: \_\_\_\_\_  
 Type or print name and title

**Paid Preparer Use Only** Print/Type preparer's name: **Marc Schnoll** Preparer's signature: \_\_\_\_\_ Date: **09/18/18** Check  if self-employed PTIN: \_\_\_\_\_  
 Firm's name: **Sexton & Schnoll** Firm's EIN: \_\_\_\_\_  
 4432 NW 23rd Ave Ste 8  
 Gainesville, FL 32606-6560 Phone no. **352-336-1001**

May the IRS discuss this return with the preparer shown above? (see instructions)  Yes  No

For Paperwork Reduction Act Notice, see the separate instructions. Form **990** (2017)

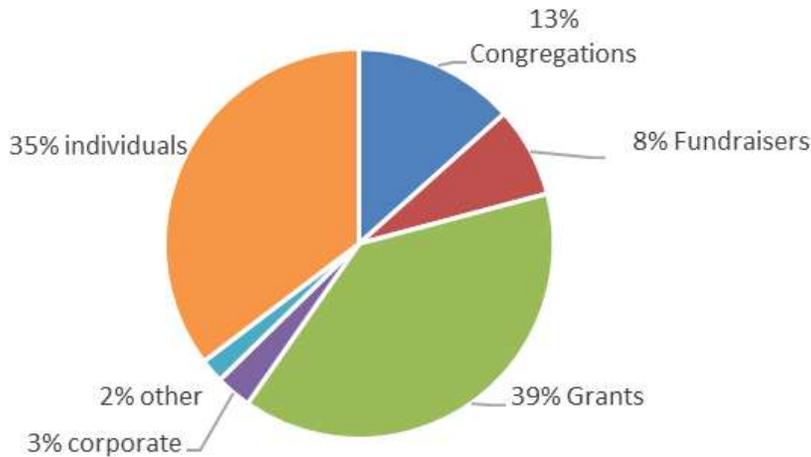


## Financial Stability

Thanks to support of individuals, congregations and corporate partners, Family Promise is financially stable but we are unable to grow as hoped *without* continued support. The Partners in Housing Program officially started in 2018 and we hope this transitional housing program can be a launching point for many of our families to re-establish their credit and continue the path toward housing stability. Please consider helping Family Promise renovate, build and purchase more affordable housing units for working families who graduate from our program.

### Program Income 2018

Two one-time donations changed our percentages of individual and congregational income significantly this year. Trinity United Methodist took up an offering that was used to purchase a condominium home, and a large donation from the Berry family is being held for use in affordable housing.



### Program Expenses 2018

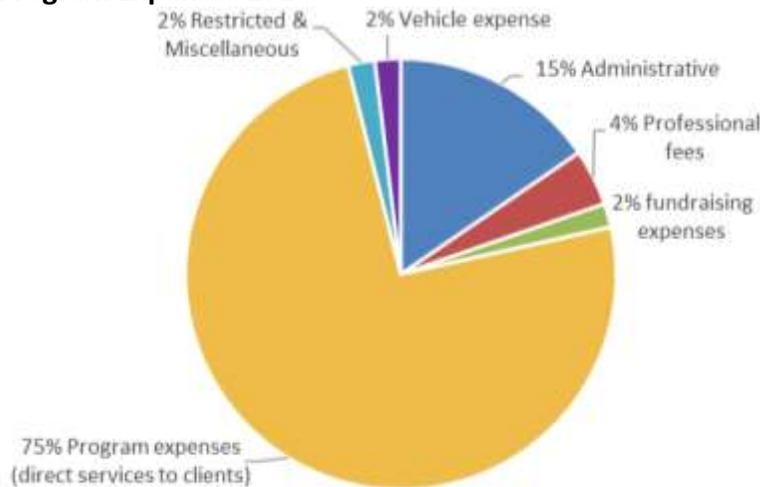


Photo from our 100cameras project



## Why support Family Promise?

- ✦ The number of students identified as homeless in our county has more than *doubled in the last five years* (from 505 in 2014 to 1,021 children in Alachua County schools in 2019).
- ✦ Homeless students trail their housed peers in attendance, academic, and disciplinary indicators.
- ✦ The lack of affordable housing for families with children is a root cause of students' homelessness.
- ✦ ***There is still so much work that needs to be done.***



## Leave a Legacy

Please include Family Promise in your will and estate planning. Leaving a gift to Family Promise of Gainesville leaves a legacy of love and caring for your neighbors. Such gifts, big or small, can be life-changing for families in need, right here in your town.



[www.familypromisegvl.org](http://www.familypromisegvl.org)

**Thank you to everyone in Alachua County who has helped Family Promise end homelessness-*one family at a time.***

### Contact information

Jayne Moraski  
 Family Promise Executive Director  
[gnavfamilypromiseed@gmail.com](mailto:gnavfamilypromiseed@gmail.com)  
 352-378-2030

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